

**AGENDA FOR THE PLANNING AND PLACE COMMITTEE
THURSDAY 28TH JUNE 2018 AT THE GUILDHALL TOTNES**

You are hereby SUMMONED to attend the Planning and Place Meeting, which is to be held in the Guildhall, Totnes on **Thursday 28th June 2018 at 5pm** for the purpose of transacting the following business:

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	
<i>The Committee will adjourn for the following items:</i>		
A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.		
<i>The Committee will convene to consider the following items:</i>		
2	To approve the minutes of the meeting of 7 th June 2018.	Minutes enclosed.
3	<p>To make recommendations on the following planning applications:</p> <p>3.1) 4423/17/HHO - READVERTISEMENT (Revised Plans Received) Householder application to enlarge existing single-storey house with loft to two storeys plus loft, forming turning area for cars and erecting new double garage. 7 Cherry Cross, Totnes Down Hill, Totnes, TQ9 5EU.</p> <p>3.2) 1963/18/HHO - Householder application for removal of existing garden structures and creation of new garage/studio space. 3 Redworth Terrace, Totnes, TQ9 5JN.</p> <p>3.3) 1755/18/HHO - Householder application for enlargement of rear extension and construction of rear dormer. 33 Christina Park, Totnes, Devon, TQ9 5UR.</p> <p>3.4) 1889/18/DCA - Demolition of existing garage. Garage adjacent to Take 2 Hairdressers, Station Road, Totnes, Devon, TQ9 5HW.</p> <p>3.5) 1016/18/HHO - Retrospective householder application for installation of decking. 14 Sparkhays Drive, Totnes, Devon, TQ9 5LD.</p> <p>3.6) 1820/18/FUL - Change of use of building from Class B1 (Offices) to Class D1 (Doctors surgery). Westward House, New Walk, Totnes, TQ9 5WA.</p>	Applications available on the SHDC website – www.southhams.gov.uk
NOTE: Cllrs JH and RV observe and do not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.		
4	To consider the SHDC Public Footpath Diversion Order 2018 for a proposal to divert part of Public Footpath No. 2 at Baltic Wharf.	Documents enclosed.

5	To consider the SHDC review of car parking charges for Totnes, which is out for public consultation.	Document enclosed.
6	To note the South Devon Area of Outstanding Natural Beauty's new campaign 'What makes South Devon Special'.	
7	To note the following event request received by SHDC: 7.1) Totnes & Bridgetown Rowing Regatta, 0800-1800hrs on Saturday 21 st and Sunday 22 nd July, Longmarsh green space for overnight camping and Longmarsh car park for loading and unloading of boats.	Document enclosed.
8	To note the date of the next meeting of the Town Matters Committee – Thursday 19th July 2018 at 7.00pm.	



Sara Halliday
Administrator

**MINUTES OF THE PLANNING AND PLACE COMMITTEE
THURSDAY 7TH JUNE 2018 AT THE GUILDHALL TOTNES**

Present: Councillors R Hendriksen (Chair), J Hodgson, P Paine, K Sermon, and R Vint.

In Attendance: Sara Halliday (Administrator).

Apologies: None.

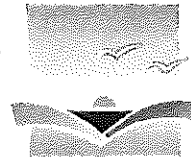
Not Present: Cllrs Allen and Simms.

No	Subject	Comments
1	To receive apologies and to confirm that any absence has the approval of the Council.	No apologies had been received.
	<i>The Committee will adjourn for the following items:</i>	
	A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.	There were no members of the public present.
	<i>The Committee will convene to consider the following items:</i>	
2	To approve the minutes of the meeting of 17th May 2018 and update on any matters arising.	<p>The minutes have been agreed by Full Council. Matters arising:</p> <p>Item 2 – Resolved by Full Council. The Administrator will write to SHDC as part of the consultation process.</p> <p>Item 6 – The meeting between the Totnes Neighbourhood Plan Task and Finish Group and Harberton Neighbourhood Plan was informal and no minutes were taken. There is no revised timeline for the Totnes neighbourhood Plan at present.</p> <p>Item 7 – Administrator to email the event details to Cllrs Allen, Hendriksen and Paine.</p>
3	<p>To make recommendations on the following planning applications:</p> <p>3.1) 0715/18/FUL – READVERTISEMENT (Revised plans and description) Change of use to ancillary studio at first floor level with parking/garden beneath to 2 Plym Villas, Plymouth Road, Totnes, and installation of additional Velux windows to roof, and re-opening of historic opening to side to form new window. Mount Plym Mews, Mount Plym, Plymouth Road, Totnes, TQ9 5PQ.</p> <p>3.2) 1571/18/LBC – Listed Building Consent application for repairs to existing front elevation windows and replacement of existing slated roof finish with associated lead flashings and cappings. 2 Seymour Terrace, Bridgetown, Totnes, TQ9 5AQ.</p> <p>3.3) 1575/18/FUL – Replacement windows and installation of new entrance to front. Unit 5, The Business Park, Wills Road, Totnes, TQ9 5XN.</p>	<p>Applications available on the SHDC website – www.southhams.gov.uk</p> <p>Cllrs decided that a site visit is required to understand the objection from neighbours that has been registered with SHDC.</p> <p>No objection.</p> <p>No objection. The application makes no reference to external lighting but if changes are planned Cllrs would request that light levels are reduced to</p>

	3.4) 1657/18/LBC – Listed Building Consent for fire escape strategy including means of escape to the ground storey, improving fire separation to the first and second storey and the means of escape from the upper storeys. 56 Fore Street, Totnes, TQ9 5RU.	protect the bat pinch points in the area. No objection.
<u>NOTE: Cllrs JH and RV observe and do not vote on any applications which would potentially be discussed at a Development Management Committee meeting at SHDC.</u>		
4	To discuss a public complaint about the new signage at 3 Fore Street for 'Saveurs' bakery/café erected.	Concerns had been raised by the public about the method of fixing the hanging sign to the building. It was AGREED that the Administrator would contact the SHDC Conservation Officer to ensure no breach of planning has taken place.
5	To consider a response to the 'Powers for dealing with unauthorised development and encampments' consultation being run by the Ministry of Communities and Local Government.	Cllrs expressed concern about the lack of recognised sites to move illegal camps on to. It was AGREED that due to the consultation deadline (15 th June), Cllrs should submit any comments in a personal capacity. To RECOMMEND that the Totnes Neighbourhood Plan Task and Finish Group considers the issue of identifying land for the travelling community as part of the Neighbourhood Plan process.
6	To note the following event request received by SHDC: 6.1) BRITE 2018 (Totnes Christian Festival), 1400-2000hrs on Saturday 9th June, Vire Island, Totnes. 6.2) Party in the Town, 1700-2300hrs on Saturday 9th June, Civic Square, Totnes.	Noted. Noted.
7	To note the proposed date of the next meeting – 28th June 2018 at 5pm in the Guildhall.	Future agenda item – suitable electric car charging points in the town.

CHAIR

ITEM 4
Please reply to: (Specialist – Assets & Place Making)
South Hams District Council
assets-administration@swdevon.gov.uk
Follaton House, Plymouth Road, Totnes. TQ9 5NE



South Hams
District Council

West Devon
Borough
Council

Working together

Our ref: PROW/FP2/TOTNES
Date: 14th June 2018

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257

**SOUTH HAMS DISTRICT COUNCIL
(PUBLIC FOOTPATH No. 2 TOTNES)
PUBLIC PATH DIVERSION ORDER 2018**

I write to invite your comments on a proposal to divert part of Public Footpath No.2, Totnes (Baltic Wharf) as shown on the attached plan.

The proposal arises from an application made by the landowner, who has undertaken to pay the costs of the diversion. The reason for the diversion is to accommodate a mixed use development.

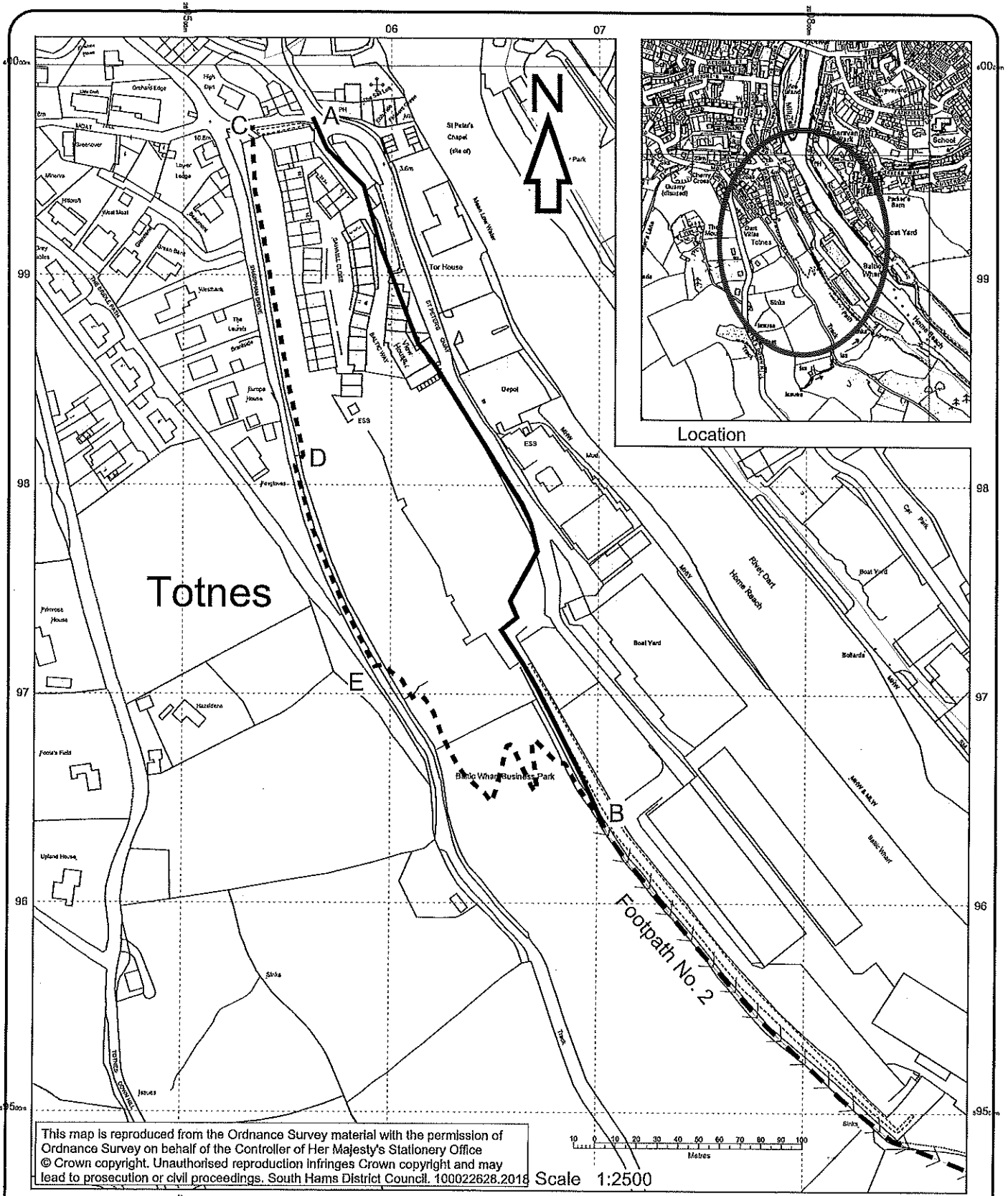
This Proposal replaces a previous diversion order dated 24th May 2013 which has not been certified as available for use by the public. This proposal utilises the route established by the developer as temporary access used during the construction phase of the development and seeks to formally confirm this as the definitive route of Footpath 2.

The District Council may make Public Path Orders under the Town & Country Planning Act 1990 (Sec. 257 & para 1 of Schedule 14), where planning applications require the diversion or extinguishment of a public right of way when it is deemed necessary to enable a development to go ahead.

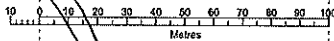
I would be pleased to receive any comments you may have on this proposal **no later than Friday 13th July 2018**

Yours sincerely

Specialist – Assets & Place Making
South Hams District Council
assets-administration@swdevon.gov.uk



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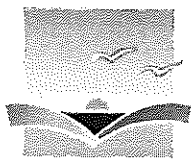
Scale 1:2500

South Hams District Council

Proposed Public Path Diversion Order 2018

Footpath No. 02 Totnes

Drawing No: 042g
 Scale: 1:2500
 Date: 04/04/2018
 Drawn by: TP



**South Hams
 District Council**

Notation	To be extinguished	To be created
A - B		C - D - E - B
(385 metres)		(not B - C) (494 metres)

Map Reference: SX806597

South Hams amendment 6 to Off-Street Parking Places Order 2015 (July 2018)

Following the recent review of parking charges in South Hams, we will be commencing the public consultation in respect of these, and other amendments, on 8th June for 21 days.

(i) The proposed parking charges and conditions are set out below:

Name of parking Place	Position in which vehicle may wait	Class of vehicles	Days of operation of Parking Place	Hours of operation	Maximum period for which vehicles may wait	Scale of charges	Blue Badge Holders / Concessions*
9. Totnes Civic Hall & Victoria Street	Wholly within a single parking bay	Motor cars, motor cycles, (not having a trailer attached) classes i, ii and iii	All year	24 hours	All day	½ hour = £0.60 1 hour = £1.20 2 hours = £2.00 3 hours = £2.50 2 hours = £2.00 3 hours = £2.50 4 hours = £3.50 ½ hour = £0.60 1 hour = £1.20 2 hours = £2.00 3 hours = £2.50 4 hours = £3.50 24 hours = £6.00 ½ hour = £0.20 1 hour = £0.50 2 hours = £1.00 3 hours = £1.50 4 hours = £2.00	1 additional free hour on the expiry of a paid parking session 1 additional free hour on the expiry of a paid parking session 1 additional free hour on the expiry of a paid parking session
Heaths Nursery & Pavilions short-stay							
Heathway, North Street, Old Market, Pavilions, Steamer Quay & Nursery							
Longmarsh							

ITEM 5

ITEM 6 – SOUTH HAMS AONB: WHAT MAKES SOUTH DEVON SPECIAL

South Devon AONB <enquiries@southdevonaonb.org.uk>

14 Jun (8 days ago)

Dear Parish and Town Clerks

In the next day or so you will receive a pack of information about our new campaign – What Makes South Devon Special.

We will be running this campaign across the South Devon AONB until the end of October and we would like to make sure that the Parish and Town Councils in the area are aware of the project and can help pass the information out to their constituents.

This work focuses on highlighting the special qualities of the South Devon AONB. These special qualities define and describe what makes this area unique or particularly distinctive. Together the special qualities make the area nationally important and give it a strong sense of place.

This campaign is supported by the Heritage Lottery and we will work with a wide range of people from our communities to discover more about the AONB and look closely at the distinctive character of the natural heritage which makes up our protected landscape in South Devon. This work has been designed to coincide with the review of the South Devon AONB management plan and we are hoping to use this opportunity to engage people in their thoughts and opinions on the future care of the AONB.

We would be grateful if you could share this information pack with your parish and town councillors and find places to put the information out for constituents to access. If you need any further information or leaflets, please do let us know.

Thank you very much for your help in this exciting project.

Community Projects Officer | Mon - Thursday

Follaton House, Plymouth Rd, Totnes, Devon, TQ9 5NE

01803 861183

www.southdevonaonb.org.uk

South Devon Area of Outstanding Natural Beauty | Naturally beautiful, Nationally protected

Community of Practice: Assets
Please ask for: [REDACTED]
E-Mail: [REDACTED]
Telephone No: (01803) 861219 (Direct line)

Your Ref:
Our Ref: Assets/CE/2018
Date: 15th June 2018

Dear Councillor

Please note that permission has been sought by – **Totnes Rowing Club**

to hold the following event - **Totnes & Bridgetown Rowing Regatta**

use of – **Longmarsh green space for overnight camping and Longmarsh car park for loading and unloading of boats**

on – 21st and 22nd July 2018 between 8am and 6pm

If you have any objections, or know of anyone who may have objections to the above, would you please notify this office as soon as possible. In the first instance please contact Jane Hoff on 01803 861219 or at jane.hoff@swdevon.gov.uk

If we do not hear from you, we will assume you have no objections.

Yours sincerely

[REDACTED]
Specialist - Assets

c. c Totnes Town Council
[REDACTED] - Estates
Grounds Maintenance – [REDACTED]